

## **PART 6. SPECIAL INITIATIVES—NEIGHBORHOOD REVITALIZATION STRATEGY AREAS AND SECTION 108**

---

### **NEIGHBORHOOD STRATEGY AREAS**

---

#### **Georgia Avenue Neighborhood Revitalization Strategy Area**

DHCD submitted an application for designation of the Georgia Avenue Corridor as a Neighborhood Revitalization Strategy Area (NRSA) to the U.S. Department of Housing and Urban Development, in conjunction with the District of Columbia Fiscal Year 2000 Consolidated Plan.

The city proposed to address economic development focused along the almost 5-mile corridor by approaching it as a single linear neighborhood. The Georgia Avenue Corridor has a distinct identity because it is one of the major north-to-south transportation routes connecting Maryland to downtown D.C. The targeted area includes the 39 census blocks that abut Georgia Avenue from Florida Avenue, N.W. to Eastern Avenue, N.W. Portions of the lower end of the strategy area already qualified as an NRSA because of their federal designations as Enterprise Communities.

The NRSA development strategies include job creation, housing development, employment and entrepreneurial training and infrastructure development. A combination of projects and program activities has been identified in the NRSA supporting these four categories to serve as the core tools for revitalizing the Corridor.

The five-year and FY 2005 accomplishments are included in Table 29 on the next page.

*Table 29, Georgia Avenue NRSA Performance Data*

	<b>Performance Measures</b>	<b>Prior Year- '01-'04 Accomplishments</b>	<b>2005 Accomplishments</b>
<b>Job Creation</b>	<ul style="list-style-type: none"> <li>Create 50 new jobs each year</li> <li>Create 5 new businesses each year</li> <li>Attract 3 major employers by 2004</li> </ul>	DHCD funded the DC Marketing Center as part of its citywide program to market this neighborhood corridor to facilitate bringing additional retail services to the corridor and retaining existing businesses.	Marketing Center continues to market Georgia Avenue to prospective businesses
<b>Housing and Community Development</b>	<ul style="list-style-type: none"> <li>Rehabilitate 20 single-family homes by 2001</li> <li>Create 135 new homeowners by 2002</li> <li>Provide loans to assist in the rehabilitation of multifamily units</li> </ul>	<ul style="list-style-type: none"> <li><b>DHCD provided funds to develop 13 units of transitional housing and 17 affordable condominium units. The 13 units were for Partner Arms II and the 17 units were for the Rittenhouse Condominiums. (Both were closed in 2001)</b></li> <li>The Apartment Improvement Program (AIP) assisted with the Phase I Environmental Study on the property at 5629 Georgia Avenue. <b>The Department continues to await a decision by the owner on the disposition of the property</b></li> <li><b>DHCD completed the underwriting and closed in September 2004 on a special needs housing project with 8 units located at 6411 Piney Branch Road NW, just one block east of Georgia Avenue.</b></li> <li><b>DHCD, through its 2004 RFP process, selected a 26-unit apartment building at 6425 14th Street NW, for further underwriting consideration for rehab assistance. This project is still completing underwriting awaiting submission of further information from the owners. (2 blocks west of Georgia Ave, and considered part of the NRSA.)</b></li> <li><b>In FY 2004, DHCD's First Right To Purchase Program assisted tenants at 3128 Sherman Ave. NW (one block west of Georgia Ave. and in the NRSA). to purchase their 13-unit building.</b></li> </ul>	<b>DHCD funded a project at 4211 - 2nd Street NW, for the rehabilitation of 23 units in a long-vacant building. The Project is under construction. It is located 6 blocks east of the Georgia Ave. corridor</b>

**Carver Terrace/Langston Terrace/Ivy City/Trinidad NRSA**

DHCD applied to HUD for the designation of the Carver/Langston Terrace/Ivy City/Trinidad (CLTICT) communities as a Neighborhood Revitalization Strategy Area (NRSA) in August 2000. The application was approved in October 2000. The CLTICT NRSA includes five census tracts defined by New York Avenue, Florida Avenue and Bladensburg Road, and includes Gallaudet University and the Farmer's Market, as well as major residential and light industrial developments.

The NRSA development strategy includes job creation, housing development, employment and entrepreneurial training, and infrastructure development. A comprehensive set of projects and programs has been developed around these four areas to serve as the core tools for revitalizing the neighborhood.

The **FY 2005** accomplishments are included in Table 30.

*Table 30: Carver, Langston, Ivy City, Trinidad NRSA Performance Data*

	Performance Measures	Prior Year- '01-'04 Accomplishments	2005 Accomplishments
<b>Job Creation</b>	<ul style="list-style-type: none"><li>■ Create 25 new jobs each year</li><li>■ Create 3 new businesses each year</li><li>■ Attract 12 new businesses by 2005</li></ul>	<ul style="list-style-type: none"><li>■ Forty-one (41) jobs were created by the Birthing Center.</li><li>■ Fourteen (14) jobs were created by the health and child development center.</li></ul>	

	Performance Measures	Prior Year- '01-'04 Accomplishments	2005 Accomplishments
<b>Housing and Community Development</b>	<ul style="list-style-type: none"> <li>Create 600 affordable/mixed-income units.</li> <li>Construct one, 80-slot day care center.</li> <li>Construct one birthing and well-care center for low-income residents.</li> <li>Develop three computer learning centers.</li> </ul>	<ul style="list-style-type: none"> <li>The Carver Terrace Health and Child Development Center was completed in FY 2002.</li> <li>The DC Developing Families Center was completed in FY 2000, providing 64 day-care slots.</li> <li>Twenty-eight (28) units have been completed. In addition, 37 single-family housing rehabilitation projects are under a grant agreement in Trinidad, with all but 2 completed.</li> <li>Carver Terrace Apartments' (312 units) takeout of construction loan by DHCD was financed and executed in FY 2004.</li> <li>Carver Terrace Community Center – DHCD helped finance construction of a community center located at 2026 Maryland Ave. NE</li> <li>A commitment was made for MANNA, Inc., to receive funding in FY 2004 to renovate 3 Homestead properties totaling 30 units of multi-family housing.</li> </ul>	<ul style="list-style-type: none"> <li>DHCD executed the contract with MANNA, Inc., to fund the rehabilitation of 3 buildings on Holbrook Terrace, NE, to create 30 units of affordable rental housing.</li> <li>DHCD funded a First Right to Purchase project by tenants of the 4-unit apartment building located at 1256 Owen Place, NE.</li> </ul>
<b>Employment and Entrepreneurial Training</b>	<ul style="list-style-type: none"> <li>Train 50 youth entrepreneurs.</li> <li>Train 100 community residents in housing construction, lead/asbestos abatement trades, and landscaping services.</li> <li>Conduct 2 career fairs each year.</li> </ul>	<ul style="list-style-type: none"> <li>Trinidad Concerned Citizens for Reform (TCCR) started an Adult Education Center.</li> <li>The Youth Services Administration is constructing a training center and is working with Ivy City Patriots to enroll students.</li> <li><b>Trinidad Concerned</b> Citizens are preparing a Memorandum of Understanding with the Dept. of Employment Services (DOES).</li> </ul>	
<b>Infrastructure Improvements</b>	<ul style="list-style-type: none"> <li>Plant 1,000 trees.</li> <li>Renovate 2 community parks by 2003.</li> <li>Renovate roadways at New York and Montana Avenues.</li> <li>Repair bridge at New York and Florida Avenues.</li> </ul>	<ul style="list-style-type: none"> <li>Ivy City Patriots have planted flowers in the community.</li> <li>TCCR partnered with Urban Forest to plant trees in the neighborhood.</li> <li>DDOT initiated several traffic calming studies in the Ivy City community.</li> <li>TCCR is working with the Dept. of Parks and Recreation (DPR) to improve its partnership for the tree planning agreement.</li> <li>The Department of</li> </ul>	<ul style="list-style-type: none"> <li>The Department of Transportation has designated H Street and Benning Road as "Great Streets". As such, this major corridor will receive enhanced infrastructure upgrades including lighting and tree plantings. Additionally, the intersection of Bladensburg Road, Maryland Ave., 17<sup>th</sup> Street and Florida Ave.,</li> </ul>

	Performance Measures	Prior Year- '01-'04 Accomplishments	2005 Accomplishments
<b>Infrastructure, continued</b>		<p>Transportation (DOT) has budgeted out-year funds for New York and Montana Avenues.</p> <ul style="list-style-type: none"> <li>DDOT is in the design phase for the bridge repair at New York and Florida Avenues.</li> <li>The DPR is in the design phase for refurbishing the basketball and tennis courts at Rosedale and the new Trinidad Recreation Center.</li> </ul>	<p>has been identified as the “Starburst” intersection.</p> <ul style="list-style-type: none"> <li>Public meetings held in conjunction with the Department of Transportation and Project for Public Spaces resulted in several redevelopment options that provide for pedestrian safety and enhanced open space and public amenities.</li> </ul>
<b>Economic Growth</b>	Increase retail space and promote 25 new businesses	<ul style="list-style-type: none"> <li>No District agencies have moved within the NRSA boundaries, to date.</li> <li>The “Dream”, an entertainment venue located to this area.</li> <li>At Hechinger Mall, National Wholesale Liquidators relocated to the area. The old Crummel School site (an adaptive re-use project) Request for Proposal (RFP) was completed and is awaiting City Council approval.</li> </ul>	<ul style="list-style-type: none"> <li>A major mixed-income, residential development is planned for the triangle located at Bladensburg Rd., Maryland Ave., and K Street. The developer has had several conversations with the Office of Planning and the community to vet the project and make improvements to the overall design.</li> </ul>

## SECTION 108

- Section 108 Loan Guaranty Program:* Provides a lower-cost, long-term financing option for CDBG eligible projects by pledging future Block Grant entitlements. The Office of the Deputy Mayor for Planning and Economic Development intends to use the HUD Section 108 Loan Guarantee Program to partially finance one large economic development project currently underway, in terms of the acquisition of property.

### During FY 2005:

Although the District had indicated an intention to submit two applications to HUD requesting a \$56 million and a \$27.965 million loan guarantee, only one application was actually submitted.

In FY 2004, the District Government submitted an Application to HUD requesting up to a \$27.965 million loan guarantee to provide financing for the re- development of a major retail shopping center known as Skyland. The Skyland Project will be located at the intersection of Good Hope Road and Alabama Avenue, SE, in the Hillcrest neighborhood of Ward Seven. The District intended to make a loan for up to \$24.9 million of the available Section

108 proceeds to the National Capital Revitalization Corporation (NCRC), an instrumentality of the District of Columbia, to acquire land, relocate current tenants, demolish existing buildings, and complete environmental remediation. NCRC is currently acquiring land. Once NCRC has acquired all the land, completed relocation and prepared the site, it will convey land to the proposed developer, consisting of the Rappaport Companies, Harrison-Malone Development, the Washington East Foundation, and Marshall Heights Community Development Organization. The District, if approved under the federal Community Development Block Grant (CDBG) regulations regarding the use of program income, had intended to repay the Section 108 debt using NCRC proceeds from the sale of the Government Printing Office (GPO) site owned by a NCRC subsidiary, and if necessary from other sources provided by NCRC. If there are insufficient funds from the sale of the GPO site or from NCRC, the District had pledged its future CDBG funds for annual debt repayments over the 20-year loan period.

#### FY 2005

Upon further review and development of the project, and growing project costs, the District submitted a revised request to HUD on July 11, 2005, based on the higher overall project budget. Under this request, the District has requested a Section 108 Loan Guarantee of \$19.7 million. While the full value of the GPO proceeds will be contributed to the project, the \$19.7 million will provide gap financing. The District has further adjusted this submission to indicate that repayment of the loan will be made through the estimated \$3 million in incremental taxes projected from the completed project.

- *CDBG Float Loan Program:* Provides very-low-cost, short-term financing for CDBG-eligible projects by lending obligated, but unused CDBG entitlement. Although the District had indicated possible establishment of a CDBG Float Loan Program, no program was established during the Fiscal Year 2005. DHCD and the Office of the Deputy Mayor for Planning and Economic Development will coordinate the administration of any such loans, if this program is utilized in any given year.

All required Action Plan Amendment procedures will be followed for any 108 or Float Loan Program activity.

## **PART 7. PUBLIC PARTICIPATION AND PUBLIC NOTICE**

---

DHCD adopted a Citizen Participation Plan which is followed throughout its Consolidated Planning Process and End of Year Performance Evaluation. This CAPER Report was made available for a 15-day review and comment period in accordance with HUD guidelines and the Citizen Participation Plan.

### **Public Awareness--CAPER:**

DHCD took the following actions to make the Notice of Public Review available and to invite public comment on the CAPER for FY 2005:

#### **Direct Mailings to:**

Office of the Mayor, City Administrator and Deputy Mayor for Planning and Economic Development; the Council of the District of Columbia; ANC Commissioners, ANC Chair offices, Community Development Corporations and Community-Based organizations, Special Needs Housing Organizations, Non-profit Housing Groups, Latino, Asian and Pacific Islander Community Organizations and groups, and private citizens.

**E-Mail Distribution to:** DHCD's housing partners and community leaders.

**Website Access:** The draft CAPER was posted on DHCD's website for review.

- **Media:** Notice of 15-day Public Review was published in the DC. Register and provided to media outlets that reach different communities, language groups and interest groups, including such publications as:
  - *The Washington Post*
  - *The Afro-American*
  - *El Tiempo*
  - *The Blade, and*
  - *The Asian Fortune*

At the end of the public review period, DHCD had not received any public comments on the draft CAPER. Copies of the FY 2005 CAPER as submitted to HUD will be made available to the community organizations, ANCs and public libraries, and will be posted on the DHCD website.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**Notice of Availability of "The District of Columbia Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2005" for review and comment**

Jalal Greene, Director, Department of Housing and Community Development (DHCD), announces the availability of the "District of Columbia Consolidated Annual Performance and Evaluation Report for Fiscal Year 2005" (the "CAPER") for public review and comment. The purpose of the CAPER is to present the U.S. Department of Housing and Urban Development (HUD) and the public with an assessment of the District's performance in carrying out its FY 2005 (October 1, 2004-September 30, 2005) Consolidated Annual Plan to use federal funds to meet priority community needs. The FY 2005 Action Plan detailed activities to be carried out by the District under the following federal entitlement programs:

- **Community Development Block Grant Program (CDBG)**
- **Home Investment Partnerships Program (HOME)**
- **Emergency Shelter Grant Program (ESG), and**
- **Housing Opportunities for Persons with AIDS Program (HOPWA)**

The CAPER is available for a 15-day public comment period before its submission to HUD on/or before December 31, 2005. The CAPER will be distributed to stakeholder organizations and will be available for review at DHCD (8th floor), on the DHCD website, all public library branches, all Advisory Neighborhood Commission Offices and at the following community based organizations from November 25th to December 12th.

Housing Counseling Services, Inc. 2430 Ontario Road, NE (202) 667-7066	University Legal Services 3001 I Street, NE (202) 547-4747	Marshall Heights CDO 3939 Benning Rd, NE (202) 396-1200
Latino Econ. Devel. Corporation 2316 18th Street, NW (202) 588-5102	Lydia's House 3939 South Capitol St., SW (202) 373-1050	Central American Resources Center 1459 Columbia Rd. NW (202) 328-9799
University Legal Services 3220 Pennsylvania Ave. SE (202) 645-7175 (Suite 4)		

To comment by telephone on the CAPER report, please contact Ms. Pamela Hillsman, Community Development Resource Specialist, at (202) 442-7256, not later than close of business Monday, December 12, 2005. Please provide your name, address, telephone number, and organizational affiliation, if any. For Telecommunications Device for the Deaf (TDD) relay service, call (800) 201-7165. Written comments for the record must be received by close of business Tuesday, December 13, 2004. Written statements may be mailed to: Mr. Jalal Greene, Director, Department of Housing and Community Development, Attention: Office of Strategy and Communications, 801 North Capitol Street, NE, Washington, D.C. 20002.



**Anthony A. Williams, Mayor**  
**Stanley Jackson, Deputy Mayor for Planning and Economic Development**  
**Jalal Greene, Director, DHCD**





Department of Housing and Community Development  
www.dhcd.dc.gov

## **FY 2005 OUTREACH AND PARTICIPATION**

---

### **Outreach:**

The Department of Housing and Community Development's (DHCD) outreach efforts are conducted by way of mass mailings, seminars, community meetings, "brown-bag" stakeholder discussions and other gatherings, and through the agency website. Extensive community outreach is directly related to preparing the Consolidated Annual Action Plan and the Consolidated Annual Performance Evaluation Reports for submission to the U.S. Department of Housing and Urban Development.

DHCD issues a minimum of four mass mailings a year (in excess of 1000 per mailing) to Advisory Neighborhood Commission Chairs and Commissioners; various community-based organizations (CBOs); community development corporations (CDCs); and other public/private entities. Mailings provide information on activities relative to DHCD plans and programs, including: public hearings, budget hearings, notifications of City Council actions in relation to the Action Plan or programs of DHCD; Notices of Funding Availability (NOFA); DHCD events, District Government agency events, community-sponsored events; press releases and legislative issues affecting affordable housing; community meetings, groundbreakings and ribbon cuttings on DHCD funded projects and responses to the "Ask the Director" website link. Additional mailings are done as needed.

### **Community Training:**

DHCD has added mini-training seminars for various community and civic organizations to inform them of the various program grants and their funding processes. Seminars have targeted ANC commissioners with training in the CDBG program; non-profit developers and service providers with Action Plan information and funding opportunities; and lending institutions and non-profit affordable housing developers with information on the new Site Acquisition Fund Initiative. The Development Finance Division also provides pre-proposal conferences early in the competitive funding process so that potential applicants will understand the development funding process and DHCD funding priorities.

### **Assessment—FY 2005:**

*Lead Safe Washington*--During FY 2005, Outreach activities regarding lead-based paint were increased. The Office of Strategy and Communications (OSC) increased outreach efforts to assist program staff inform the development and property management communities, homeowners, pregnant women and children in the target age groups about the hazards of lead, the requirements for lead abatement and the assistance available from DHCD, the DC Department of Health and other government agencies. OSC coordinated a

kickoff information campaign, its materials, meetings and mass mailings to homeowners and property owners.

*Tenant Ownership Awareness:* The escalating price of housing in the District of Columbia is particularly threatening to tenants in buildings whose owners have opted out of the Section 8 program, are opting out of the subsidized market in general, and putting their properties up for sale. The District of Columbia has a “first right to purchase” statute, but many tenants, particularly recent immigrants, are unaware of their rights of first refusal under the law. DHCD conducted targeted outreach efforts to ensure that these residents were aware of their rights and the technical and financial assistance available from DHCD to help them in the purchase and conversion process. DHCD reached over 8,000 households with counseling and technical assistance for conversion to ownership.

*Homeownership Promotion:* DHCD conducted or participated in several home buying seminars and workshops during FY 2005. The most popular program with the largest participation continues to be the DHCD *Employer Assisted Housing Program* that targets incentives for DC government employees to become homeowners. DHCD also held its first *Sidewalk Housing Fair* to broaden general public awareness by conducting lunch hour marketing activities to attract workers and members of the public. The outdoor marketing event included lenders, community-based organizations and other DC government agencies whose programs can assist new homebuyers. Many workers and shoppers were attracted to the festive displays and were grateful to receive information in such a convenient way. DHCD plans to hold this Fair twice a year.

*Program Information:* DHCD distributed an additional 4,000 informational/promotional pieces about its programs and services through workshops, seminars, mailings and by internet. Program information is available at the agency website where more than 200 inquiries via the Department’s “*Ask the Director*” web-site link received individual responses.

## APPENDIX A DEVELOPMENT FINANCE DIVISION FY 2005 FUNDED PROJECTS—ALL SOURCES OF FUNDS

---

Project:	New Day Transitional Housing	Total Development Cost:	\$1,626,547
Location:	851-853 Yuma Street SE	DHCD Funding:	\$1,626,547
Ward:	8	Source:	HPTF
Sponsor:	Johennning Temple of Praise	Closing Date:	Dec -04
Number of units:	12		
Project Type:	MF Rental Transitional Housing		

  

Project:	Walter Washington Community Center – Additional Funding	Total Development Cost:	\$4,044,763
Location:	828 Southern Avenue SE	DHCD Funding:	\$1,575,000
Ward:	8	Source:	CBDG
Sponsor:	CEMI-Ridgecrest/Union Temple CDC.	NA	Closing Date: Dec-04
Number of units:			
Project Type:	Community Facility		

  

Project:	Howard Hill Apartments	Total Development Cost	\$3,769,124
Location:	1341, 1345, 1349, 1361 Howard Road SE	DHCD Funding:	\$2,062,497
Ward:	8	Source:	HPTF
Sponsor:	Jubilee Enterprise of Greater Washington	Closing Date:	Dec -04
Number of units:	43		
Project Type:	MF Rental/ Rehabilitation		

  

Project:	526 Kenyon Street NW	Total Development Cost:	\$596,317
Location:	526 Kenyon Street NW	DHCD Funding:	\$ 596,317
Ward:	1	Source:	CDBG
Sponsor:	526 Kenyon Street Tenants Association	Closing Date:	Dec - 04
Number of units:	13		
Project Type:	First Right to Purchase Acquisition		

  

Project:	THE ARC – Additional Funding FY 2005 Carryover	Total Development Cost:	\$15, 480,659
Location:	1900 Block of Mississippi Avenue SE	DHCD Funding:	\$1,000,000
Ward:	8	Source:	CDBG
Sponsor:	Building Bridges Across the River	Closing Date:	Jan - 05
Number of units:	NA		
Project Type:	Community Facility		

  

Project:	307 S Street NW	Total Development Cost:	\$1,425,500
Location:	307 S Street NW	DHCD Funding:	\$ 945,000
Ward:	1	Source:	CDBG
Sponsor:	307 S Street NW Tenants Association	Closing Date:	Jan-05
Number of units:	20		
Project Type:	First Right to Purchase Acquisition		

APPENDIX A

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

Project:	Graceview Apartments	Total Development Cost:	\$2,166,900
Location:	2310-2322 16 <sup>th</sup> Street SE	DHCD Funding:	\$2,166,900
Ward:	8	Source:	CDBG
Sponsor:	House of Help City of Hope, Inc.	Closing Date:	Jan-05
Number of units:	38		
Project Type:	MF Rental/Rehab Construction Turnkey /Takeout		

  

Project:	Ft. Lincoln Regional Stormwater Management Facility	Total Development Cost:	\$2,379,024
Location:	Barney Drive- Eastern Ave in Ft. Lincoln	DHCD Funding:	\$2,379,024
Ward:	5	Source:	CIP
Sponsor:	Ft. Lincoln New Town Corporation	Closing Date:	Jan-05
Number of units:	NA		
Project Type:	Stormwater Infrastructure Construction		

  

Project:	4211 2 <sup>nd</sup> Street NW	Total Development Cost:	\$3,231,242
Location:	4211 2 <sup>nd</sup> Street NW	DHCD Funding:	\$ 950,000
Ward:	4	Source:	HOME
Sponsor:	4211 2 <sup>nd</sup> Street LLC	Closing Date:	Mar-05
Number of units:	23		
Project Type:	MF Rental/Rehab		

  

Project:	Arthur Capper Carrollsborg HOPE VI CIP Reallocation	Total Development Cost:	\$33,000,000
Location:	601 L Street SE	DHCD Funding:	\$2,000,000
Ward:	6	Source:	CIP
Sponsor:	DC Housing Authority	Closing Date:	Mar-05
Number of units:	300		
Project Type:	Street/ Site Utility Infrastructure		

  

Project:	2 <sup>nd</sup> Street NE Tenants Association	Total Development Cost:	\$3,649,859
Location:	5700-5732, 5740-5748 2 <sup>nd</sup> Street NE	DHCD Funding:	\$3,649,859
Ward:	4	Source:	CDBG
Sponsor:	2 <sup>nd</sup> Street NE Tenants Association	Closing Date:	Apr - 05
Number of units:	52		
Project Type:	First Right to Purchase Acquisition		

  

Project:	Four Walls Development	Total Development Cost:	\$1,573,000
Location:	4400 Hunt Place NE	DHCD Funding:	\$ 773,808
Ward:	7	Source:	HPTF
Sponsor:	Four Walls Development, Inc.	Closing Date:	Jun - 05
Number of units:	15		
Project Type:	MF Rental/Rehab		

  

Project:	God is in Control at 1256 Cooperative	Total Development Cost:	\$332,600
Location:	1256 Owens Place NE	DHCD Funding:	\$332,600
Ward:	5	Source:	CDBG
Sponsor:	God is in Control at 1256 Cooperative	Closing Date:	Jun -05
Number of units:	4		
Project Type:	First Right to Purchase Acquisition		

Project:	Patricia Sitar Center for the Arts	Total Development Cost:	\$400,000
Location:	1700 Columbia Road NW	DHCD Funding:	\$400,000
Ward:	1	Source:	CDBG
Sponsor:	Patricia Sitar Center for the Arts	Closing Date:	Jun -05
Number of units:	NA		
Project Type:	Community Facility		

Project:	Carlos Rosario Career Center	Total Development Cost:	\$250,000
Location:	1100 Harvard Street NW	DHCD Funding:	\$250,000
Ward:	1	Source:	CDBG
Sponsor:	Carlos Rosario International	Closing Date:	Jun -05
Number of units:	NA		
Project Type:	Community Facility		

Project:	Israel Life Learning Center	Total Development Cost:	\$6,698,609
Location:	1251 Saratoga Street NE	DHCD Funding:	\$ 955,000
Ward:	5	Source:	CDBG
Sponsor:	Israel Baptist Church, Inc.	Closing Date:	Jun -05
Number of units:	NA		
Project Type:	Community Facility		

Project:	DC Housing Authority – ADA Compliance Improvements	Total Development Cost:	\$3,228,758
Location:	Various Addresses	DHCD Funding:	\$2,100,000
Ward:	1,2,6,7	Source:	CDBG
Sponsor:	DC Housing Authority	Closing Date:	Jul -05
Number of units:	74		
Project Type:	ADA Compliance		

Project:	Trenton Terrace Apartments	Total Development Cost:	\$46,085,000
Location:	3401-3441 10 <sup>th</sup> St. SE, 1100-1204 Mississippi Ave SE., 1101-1205 Trenton Street SE	DHCD Funding:	\$ 2,100,000
Ward:	8	Source:	CDBG
Sponsor:	WC Smith & Company.	Closing Date:	Jul -05
Number of units:	215		
Project Type:	MF New/Ownership		

Project:	Hope Apartments	Total Development Cost:	\$2,765,000
Location:	3715 2 <sup>nd</sup> Street SE	DHCD Funding:	\$1,800,000
Ward:	8	Source:	CDBG, HPTF
Sponsor:	Community of Hope	Closing Date:	Jul -05
Number of units:	10		
Project Type:	MF Rental/Rehab		

Project:	Shipley Park Apartments	Total Development Cost:	\$20,681,300
Location:	25 <sup>th</sup> Street & Southern Avenue SE	DHCD Funding:	\$ 3,800,000
Ward:	8	Source:	CDBG
Sponsor:	WC Smith & Company	Closing Date:	Jul -05
Number of units:	249		
Project Type:	MF Rental/Rehab		

Project:	Capital Area Food Bank	Total Development Cost:	\$16,445,186
Location:	4900 Puerto Rico Avenue NE	DHCD Funding:	\$ 7,708,000
Ward:	5	Source:	CDBG
Sponsor:	Capital Area Food Bank	NA	Closing Date: Jul -05
Number of units:			
Project Type:	Community Facility		

  

Project:	Dance Institute of Washington	Total Development Cost:	\$3,517,500
Location:	3400 14 <sup>th</sup> Street NW	DHCD Funding:	\$1,270,000
Ward:	1	Source:	CDBG
Sponsor:	Dance Institute of Washington	Closing Date:	Jul-05
Number of units:	NA		
Project Type:	Community Facility		

  

Project:	Neighborhood Consejo	Total Development Cost:	\$239,211
Location:	1622 Lamont Street NW	DHCD Funding:	\$100,000
Ward:	1	Source:	HPTF
Sponsor:	Neighborhood Consejo	6	Closing Date: Jul-05
Number of units:			
Project Type:	Community Facility		

  

Project:	Las Marias Coop	Total Development Cost:	\$1,815,000
Location:	1458 Columbia Road NW	DHCD Funding:	\$1,815,000
Ward:	1	Source:	HPTF
Sponsor:	Las Marias Coop, Inc.	Closing Date:	Jul-05
Number of units:	50		
Project Type:	MF Rental /Rehab		

  

Project:	Easter Seals DC Child Development Center	Total Development Cost:	\$325,839
Location:	2800 13 <sup>th</sup> Street NW	DHCD Funding:	\$325,839
Ward:	1	Source:	CDBG
Sponsor:	Easter Seals, Inc..	Closing Date:	Aug-05
Number of units:	NA		
Project Type:	Community Facility		

  

Project:	St. Paul Senior Living – Additional Funding	Total Development Cost:	\$6,923,772
Location:	110-124 Wayne Place SE	DHCD Funding:	\$1,600,000
Ward:	8	Source:	HPTF
Sponsor:	St. Paul Senior Living	56	Closing Date: Sep - 05
Number of units:			
Project Type:	MF Rental/New		

  

Project:	Victory Heights	Total Development Cost:	\$10,908,700
Location:	1365-1369 Irving Street NW	DHCD Funding:	\$ 3,750,000
Ward:	1	Source:	HOME
Sponsor:	Victory Housing	Closing Date:	Sep-05
Number of units:	75		
Project Type:	MF Rental /New		

APPENDIX A

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

Project:	Finsbury Square Apartments	Total Development Cost:	\$13,824,957
Location:	1560 Butler Street SE	DHCD Funding:	\$ 6,000,000
Ward:	8	Source:	HOME/CHDO
Sponsor:		Closing Date:	Sep-05
Number of units:	134		
Project Type:	MF Rental Rehab Acquisition		

  

Project:	Jubilee Housing Renovation	Total Development Cost:	\$20,488,277
Location:	1630-50 Fuller Street NW	DHCD Funding:	\$ 8,141,093
Ward:	1	Source:	HPTF, HOME
Sponsor:	Jubilee Enterprise of Greater Washington	Closing Date:	Sep-05
Number of units:	118		
Project Type:	MF Rental Rehab Construction Assistance		

  

Project:	Dubois Gardens Condominium	Total Development Cost:	\$3,214,384
Location:	1800 28 <sup>th</sup> Street SE	DHCD Funding:	\$ 484,666
Ward:	7	Source:	HOME
Sponsor:	East of the River CDC	Closing Date:	Sep-05
Number of units:	17		
Project Type:	MF Owner/Rehab		

  

Project:	Phyllis Wheatley YWCA	Total Development Cost:	\$679,294
Location:	901 Rhode Island Avenue NW	DHCD Funding:	\$679,294
Ward:	2	Source:	HPTF
Sponsor:	Phyllis Wheatley YWCA	Closing Date:	Sep-05
Number of units:	117		
Project Type:	MF Rental/Rehab Construction Assistance		

  

Project:	Eastgate Seniors Building	Total Development Costs:	\$11,900,000
Location:	Ridge Road & B Street SE	DHCD Funding:	\$ 720,000
Ward:	7	Source:	LIHTC
Sponsor:	DC Housing Authority /A&R	Closing Date:	Sep-05
Number of Units:	100		
Project Type:	MF Rental/New		

  

Project:	A Street Manor Coop	Total Development Costs:	\$1,045,110
Location:	4920 A Street SE	DHCD Funding:	\$1,045,110
Ward:	7	Source:	HPTF
Sponsor:	A Street Manor Coop	Closing Date:	Sep-05
Number of Units:	16		
Project Type:	MF Owner/ Rehab		

  

Project:	Faircliff Plaza West Apartments	Total Development Costs:	\$16,520,000
Location:	1400-1404 Euclid Street NW	DHCD Funding:	\$ 452,000
Ward:	1	Source:	LIHTC
Sponsor:	Faircliff Plaza West Tenants Association	Closing Date:	Sep-05
Number of Units:	112		
Project Type:	MF Rental/Rehab		

## APPENDIX A

### CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

---

Project:	Madeline Gardens (Holbrook Terrace)		
Location:	1210, 1230, 1240 Holbrook Terrace NE	Total Development Costs:	\$3,725,000
Ward:	5	DHCD Funding:	\$ 730,000
Sponsor:	Manna, Inc.	Source:	CDBG
Number of Units:	30	Closing Date:	Sep-04
Project Type:	MF Rental/Rehab		

**Key: Sources of Funding:**

- CDBG -- Community Development Block Grant
- HOME -- Home Investment Partnership Program
- CIP -- Capital Improvement Program
- LIHTC -- Low-Income Housing Tax Credit
- HPTF -- Housing Production Trust Fund
- CHDO -- Community Housing Development Organization



## APPENDIX B NEIGHBORHOOD INVESTMENT PERFORMANCE MEASURES, FY 2005 FUNDED GRANTS

### NEIGHBORHOOD BASED ACTIVITIES

Funded Grants, FY 2005

#### 2005

##### DC Chamber of Commerce Foundation – NBAP - \$ 275,000

Commercial District and Small Business Technical Assistance - \$ 275,000

- Outputs:
- Provided direct technical assistance to 90 new businesses,
  - Assisted 38 businesses in obtaining business registrations and/or licenses,
  - Provided 3 businesses with technical assistance in obtaining loans/lines of credit,
  - Assisted 9 businesses in obtaining minority business certification, and
  - Provided ongoing business training and workshops.

##### Housing Counseling Services – NBAP - \$ 361,308

Affordable Housing Preservation (Expiring Subsidies)- NBAP - \$361,308

- Outputs:
- Provided assistance to 17 Section 8 properties,
  - Provided housing preservation assistance to over 1,500 units of affordable housing,
  - Provided legal assistance referrals,
  - Conducted tenant workshops on a monthly basis, and
  - Organize various tenant associations.

##### Development Corporation of Columbia Heights – NBAP - \$613,131

Commercial District and Small Business Technical Assistance - \$284,172

- Outputs:
- Conducted 7 advanced training programs,
  - Conducted 5 assessment surveys/ 6 community orientation sessions,
  - Served 247 area businesses and clients,
  - Provided Assistance to 3 local businesses at the Tivoli Square,
  - Attracted 8 new businesses to the 14<sup>th</sup> & 11<sup>th</sup> Street corridors.

**Economic Opportunity - NBAP - \$128,959**

- Outputs:
- Placed 80 residents in local jobs.
  - Held 1 jobs fair displaying the offerings of several new local employers.
  - Trained 30 residents for placement in local jobs.

**Affordable Housing Preservation (Expiring Subsidies) - NBAP - \$200,000**

- Outputs:
- Identified 25 threatened properties,
  - Engaged 30 resident leaders,
  - Trained 8 tenant organizations,
  - Published 3 newsletters,
  - Held 2 community information meetings,
  - Conducted 3 two-day trainings..

**Latino Economic Development Corporation- NBAP - \$ 563,640**

**Commercial District and Small Business Technical Assistance - \$ 358,887**

- Outputs:
- Provided direct technical assistance to 845 area businesses,
  - Assisted in the expansion of 27 businesses
  - Assisted in the retention of 65 businesses
  - Conducted 25 business development workshops to more than 300 participants, and
  - Assisted in the approval of 15 small business loans.

**Affordable Housing Preservation (Expiring Subsidies)- NBAP - \$ 204,754**

- Outputs:
- Assessed 5 Expiring Section 8 properties,
  - Preserved 355 units of affordable housing,
  - Organized tenant association, and
  - Provided 8 tenant workshops.

**Manna Community Development Corporation – NDAP - \$223,828**

**Affordable Housing Preservation (Expiring Subsidies)- NBAP - \$ 223,828**

- Outputs:
- Provided housing preservation assistance to over 940 units of affordable housing,
  - Conducted ongoing tenant training sessions in 5 buildings located in Shaw,
  - Helped sustain 4 tenant associations within buildings located in Shaw, and
  - Conducted the Shaw Freedom School, which attracted over 100 Shaw residents to interact and discuss housing issues of the neighborhood.

**Marshall Heights Community Development Corporation – NBAP - \$170,417**

Commercial District and Small Business Technical Assistance- NBAP- \$170,417

- Outputs:
- Provided direct technical assistance to 80 area businesses,
  - Provided business training workshops to 45 small businesses,
  - Assisted 4 businesses in obtaining bank financing to expand business operations.

**Washington Area Community Development Organization – NDAP - \$119,012**

Commercial District and Small Business Technical Assistance- NBAP - \$119,012

- Outputs:
- Provided technical assistance to 25 area businesses,
  - Distributed over 30 small business development toolkits,
  - Provided loan packaging technical assistance to 5 businesses, and
  - Conducted 4 loan days to connect businesses with sources of capital.

**Marshall Heights Community Development Organization – CBSP - \$334,547**

Housing Counseling - \$ 334,547

- Outputs:
- Provided housing assistance to 1,270 clients,
  - Completed 12 HPAP workshops,
  - Submitted 115 HPAP applications,
  - Provided Homeownership Counseling to Section 8 Voucher Holders
  - Assisted 234 clients to avoid eviction, and
  - Counseled 1,270 clients in money management.

**Housing Counseling Services, Inc. – CBSP - \$403,547**

Housing Counseling Services - \$403,547

- Outputs:
- Provided housing assistance to 3,105 clients,
  - Established 219 new home owners,
  - Helped prevent 49 foreclosures,
  - Solved 38 post occupancy problems
  - Processed 308 HPAP applications,
  - Processed 41 Single Family applications, and
  - Helped resolve 89 landlord/tenant issues.

**Central American Resource Center - CBSP – \$ 165,000**

Tenant/Housing Counseling - \$ 165,000

- Outputs:
- Provided housing assistance to more than 2,000 clients,
  - Promoted housing rights,
  - Assisted clients in legal proceedings, and
  - Provided affordable housing workshops.

**Latino Economic Development Corporation - CBSP- \$ 253,864**

Housing Counseling Services - \$ 253,864

- Outputs:
- Provide 630 clients with homeownership training
  - Submitted 16 HPAP applications, and
  - Provided general housing counseling to 2,529 clients,
  - Provide credit counseling to 191 clients

**University Legal Services NE - CBSP - \$ 343,001**

Housing Counseling - \$ 343,011

- Outputs:
- Conducted 1,456 Social/Economic Counseling sessions,
  - Conducted 1,184 Homebuyer Counseling sessions,
  - Conducted 1,456 Money/Home Management Counseling sessions,
  - Completed 125 HPAP applications, and
  - Conducted 79 Renter Counseling sessions
  - Completed 22 Single Family Rehab applications,

**University Legal Services – CBSP - SE - \$ 379,703**

Housing Counseling - \$ 379,703

- Outputs:
- Conducted 1,170 Social/Economic Counseling sessions,
  - Conducted 114 Renter/Eviction Counseling sessions,
  - Conducted 974 Money/Home Management sessions,
  - Conducted 874 Homebuyer Counseling sessions, and
  - Completed 55 Single Family Rehab applications,
  - Completed 120 HPAP applications.

**Lydia's House – CBSP - \$ 260,000**

Housing Counseling - \$ 260,000

- Outputs:
- Conducted 127 Rental Counseling sessions,
  - Conducted 26 Financial Literacy workshops, and
  - Conducted 398 Housing Counseling sessions,
  - Completed 2 Single Family Rehab applications.
  - Conducted 43 Homebuyer workshops,

### East of the River CDC- \$140,112

#### Affordable Housing Development

- Outputs:
- Fairlawn Estates: (21 detached single-family homes; 4 targeted for homebuyers at 80% of AMI, 17 market rate houses)
  - Home Again Initiative: (6-10 units – mixture of single family/multi-family targeted for homebuyers at 50-80% AMI;
  - Highland Condominiums: (1800 28<sup>th</sup> St., S.E.: 18 units with targeted homebuyers at 50%-70% of AMI)
  - Finsbury Square Apartments (1560 Butler Street, S.E.; 134 units with targeted homebuyers at 30%-80% AMI)
  - Ratified sales contact accepted,
  - 21 good-faith deposits submitted
  - Modular Home Builder selected to build homes – Crest Builders,
  - Land development-clearing completed,
  - Marketing work complete; Waiting list has been closed after receipt of applications of 150 interested buyers;
  - Bundle #16 consists of one single family site and two sites capable of developing 6-8 condos.
  - Negotiation completed with architect,
  - Kick-off meeting conducting with ANC,
  - Predevelopment loan of \$465K secured from Enterprise Foundation.
  - \$450K CHDO loan from DHCD closed
  - Demolition and lead abatement work initiated
  - Marketing is complete; all 18 units have been pre-sold
  - 85% scope of work completed,
  - Submitted application for funding to Federal Home Bank of Atlanta, and
  - Architect completed interior design drawings.

### MANNA, Inc.- \$72,054

#### Affordable Housing Development

- 2992 Sherman Ave., N.W. (11 units – limited equity cooperative – residents below 40% AMI)
- Delays due to DHCD refusal to subordinate affordability covenant on construction financing,
- Design work 95% completed,
- Manna organizing staff have assisted tenant leadership provide testimony at 3 bankruptcy hearings and have worked to obtain tenant ownership of building,

- 3125 Mt. Pleasant St NW (13 unit – condo for residents 50-80 % AMI
  - 1340 Fairmont St., N.W. (16 units: 80% low and 20% moderate income)
  - 320 K St. N.E., (2-unit: 80% AMI(
  - 345 Oakdale, N.W.(9-unit; 50-80%AMI
- Project remains on hold due to lack of final court decision on the part of court regarding disposition of the property
  - Manna submitted DHCD CHDO construction financing to maintain projected affordability levels,
  - Building renovation 60% completed
  - On schedule for completion in March 2006,
  - Delays with lead-based paint.
  - Building renovation 60% completed,
  - Scheduled for completion in March 2006,
  - Delays with lead based paint.
  - Drawing completed
  - 75% construction completed
  - Settlement of project in October 2005
  - Building renovation 40% completed
  - Settlement date delayed until December 1005.

## Marshall Heights Community Development Organization - \$140,004

### Affordable Housing Development

#### Outputs:

- Single Family Scattered Site (5349 D St SE, 5504 D St SE, 405 Sheriff Rd NE, 4802 Sheriff Rd NE, 5338 Drake Pl SE, 24 Farragut Pl NW, 4933 Sheriff Rd NE, 5354 Nannie Helen Burroughs Ave NE, 4041 Benning Rd NE, 39 47th St SE, 5300 E Capitol St NE, 3029 Buena Vista Terrace SE, 209 35th St NE, 3227 D St SE, 3042 Clinton St NE) - Secure 6-10 sales contracts, build/renovate 9 for sale houses, settle on sale of 8-11 homes, acquire 1-5 new properties
- Hilltop Terrace: (20 single family detached units: 13 will be low/mod and 7 will be market rate)
- Marshall Heights Redevelopment Project: MHCDO will complete a business plan for the redevelopment of at least 25 units of housing affordable to residents between 30-80% AMI. By September 2004 MHCDO will have secured the commitment of at least 3 lenders and will have acquired at least 3 multi-unit properties in the Marshall Heights neighborhood
- Deanwood Redevelopment Project: MHCDO will complete a business plan for the redevelopment of at least 25 units of housing affordable to residents between 30-80% AMI.
- Scheduled to complete 3029 Buena Vista Terrace in October 2005,
- 5338 Drake Place scheduled for completion in November 2005,
- Negotiations underway for additional properties.
- Phase 1 50% completed,
- Six homes near drywall close-out,
- Three homes scheduled for completion in November 2005,
- Ratification of 3 remaining contracts completed in October 2005.
- Review public documents,
- Venture with H Street Investment Group to review lot sale,
- Neighborhood tour conducted,
- Working with Office of Property Management.
- Negotiation with Howard University,
- Neighborhood redevelopment plan 25% completed,
- Utilizing HUD 202 bond

By September 2004 MHCDO will have secured the commitment of at least 3 lenders and will have acquired at least 3 multi-unit properties in the Deanwood neighborhood.

- Twining Place: (10 units, with purchasers in the 40%-80% AMI income range

financing,

- Neighborhood survey conducted.
- MHCDO submitted and received approval from Board of Zoning application for a needed variance to build project.
- Subdivision plan not approved by the city,
- MHCDO has waiting list of 30 clients to purchase properties.

### **Mi Casa - \$115,002**

#### Affordable Housing Development

##### Outputs:

- 1848 Columbia Road NW (22 units)
  - Closed on acquisition and construction financing
  - Assisted tenant association purchase building
  - Construction 25% complete,
  - Renovation work complete including lead and asbestos remediation,
  - Training residents in property management.
- 1428 Euclid Street NW
  - Assisted tenant association in purchase of building
  - Closed on acquisition loan
  - Predevelopment financing request of \$200k submitted to LISC – decision pending
- Scattered Site: Home Again Initiative: 1120 Park Road NW--1 unit/82% AMI; 619 Park Road NW--1 unit/32% AMI; 406 Shepherd Street NW--1 unit/71% AMI; 337 Rittenhosue Street NW--new construc./3 units/88% AMI and 94% AMI; Lot at
  - Financing closed on 18th and Independence,
  - Secured commitment for Rittenhouse,
  - 'First draw completed for 705 a 8th St. NE
  - Applied for and received



Independence Ave and 35th St SE and house at 18th St SE (recvd from HAI 1/04 in exchange for 5600 Clay Place NE which was 2 units of new construction)

- 1372 Kenyon Street NW (18units)

- 1773 Lanier Place, NW

preliminary approval from Home Again Initiative for additional 3 single family units.

- Received preliminary approval from DHCD for \$1.7 million in acquisition/construction financing
- Successful application to HUD to renew project based Section 8 contract.
- Mi Casa waiting for analysis documents from the property owner.
- Training provided in managing association,
- Revised feasibility analysis,
- Provide overview of Tenant Purchase Program

## APPENDIX C                      DHCD PROGRAM DESCRIPTIONS

---

### PROGRAMS AND ACTIVITIES TO INCREASE OWNERSHIP

---

Home ownership creation and retention goals are accomplished through the following DHCD program activities:

*Home Purchase Assistance Program:* The Home Purchase Assistance Program (HPAP) provides financial assistance in the form of interest-free and low-interest loans to qualified District residents to enable them to purchase homes, condominiums, or cooperative apartments. Qualified households who are accepted into the three-tiered program are eligible for loans to meet down payment and closing cost requirements. The amount of the loan is based on a combination of factors including income, household size, and the amount of assets that each applicant has to commit toward the purchase price. Loans provided are subordinate to private first trust mortgages. Also included are the D. C. Employer-Assisted Housing; Metropolitan Police Housing Assistance; Teacher, Firefighter, and Emergency Medical Technicians Assistance and the Home Purchase Assistance Step-Up programs.

*Home Ownership Developers Incentive Fund:* The Home Ownership Developers Incentive Fund (HoDIF) provides grants to community development corporations and other nonprofit development entities to help lower the sales price of units they develop, to make them affordable to low- and moderate-income purchasers. Since 2004, HoDIF funds have been utilized within the general available sources of funds for affordable housing development, and not reported as a separate program.

*Homestead Housing Preservation Program:* The Homestead Housing Preservation Program (Homestead) takes possession of tax delinquent real property (and, occasionally, DHCD foreclosures) and sells them to first-time home buyers for as little as \$250 per unit. In exchange, the home buyer commits to enroll in and complete a home ownership training course, rehabilitate the property, reside in the property for a minimum of five years, and return it to the real property tax rolls. Low- and moderate-income participants receive a \$10,000 deferred mortgage to assist them with gap financing. The Homestead Program also sells apartment buildings and vacant lots to developers who ultimately sell the units to first-time homebuyers – as well as commercial property to neighborhood-based businesses and non-profits that are providing services.

*Single Family Residential Rehabilitation Program:* The Single Family Residential Rehabilitation Program is a source of low-cost financing for the rehabilitation of single-family owner-occupied housing located within the District of Columbia. Program activities repairs to correct housing code violations, to remove threats to occupant health and safety, to remove architectural barriers to persons with mobility impairments and to reduce lead-

---

based paint hazards. The program provides low-interest amortized loans; no-interest deferred loans; and grants for lead-based paint hazard abatement, removal of architectural barriers and lead water pipe replacement depending on the financial circumstances of the borrower. The SFRRP includes a provision to automatically defer the first \$10,000 of rehabilitation financing provided to senior citizens.

*First Right Purchase/Tenant Purchase Technical Assistance Programs:* The First Right Purchase/Tenant Purchase Technical Assistance Programs offer financial and technical assistance to low- and moderate-income occupants and tenant associations of rental housing in the District. The tenants may use these programs to assist them in purchasing their buildings when they are threatened with displacement because of a proposed sale of their buildings to a third party. The programs provide loans, grants, counseling and technical assistance to these groups to aid in the purchase of multi-family buildings, and management assistance in converted properties.

---

## **PROGRAMS AND ACTIVITIES TO INCREASE SUPPLY**

---

The following programs/activities are employed to support the goal of increasing the housing supply for renters and owners:

*Development Finance Division Project Financing, Rental Housing:* This funding program provides low-cost interim construction financing and permanent financing for both new construction and rehabilitation of residential property containing five or more units.

*Development Finance Division Project Financing, Acquisition for Rehab:* This funding program provides funding for private for-profit and non-profit applicants to develop housing (properties with five or more units), including community-based residential facilities, for households with special needs, including the elderly, disabled and individuals undergoing treatment for substance abuse. Funding is also provided for community facilities. Assistance is provided in the form of deferred or amortized loans to qualifying organizations for eligible activities.

*Affordable Housing Production Assistance Program:* The following four activities are included under the two programs above to aid in the production of affordable housing:

- *Community Land Acquisition Program:* Provides assistance to nonprofit land trusts to acquire land and buildings for development of low- and moderate-income housing. Title to the property is retained by the nonprofit trust with provisions for permanent dedication for use as low-and moderate-income housing.
- *Property Purchase for Rehabilitation and Housing Development Program:* Provides for DHCD purchase of private property (on a voluntary basis and/or through the foreclosure process) for resale for rehabilitation and housing development.

Properties acquired may be deteriorated or vacant, and may be acquired in conjunction with the District's Homesteading Program.

- Low-Income Housing Tax Credit (LIHTC): Provides federal income tax credits to developers of new or rehabilitated rental housing for the production of housing affordable to low- and moderate-income persons.
- Real Estate Appraisal Services: This activity fund appraisals, title reports, and other services related to the acquisition and disposition of real property and of other programs as needed.

Housing Finance for the Elderly, Dependent and Disabled: The Housing Finance for the Elderly, Dependent and Disabled (HoFEDD) program provides financing to private for-profit and non-profit applicants. This funding is used to develop housing, including community-based residential facilities, for households with special housing needs, including the elderly, disabled, homeless and individuals undergoing treatment for substance abuse. DHCD provides the acquisition and rehabilitation assistance in the form of deferred or amortized loans to qualified organizations for eligible activities.

Land Acquisition for Housing Development Opportunities: The Land Acquisition for Housing Development Opportunities (LAHDO) program acquires property (using primarily District capital budget funds) and provides for long-term lease-back or low cost terms to private developers that produce low- and moderate-income rental housing.

Community Housing Development Organizations: Under the federal regulations governing the District's participation in the HOME program, 15 percent of the HOME entitlement grant is set aside to fund Community Housing Development Organizations, or CHDO activities. Investments in CHDOs under this program are for the purpose of creating decent and affordable housing in the District. DHCD has made improvements to its CHDO application and certification process, and began outreach activities to link non-profit organizations with training opportunities.

CHDOs must be certified by DHCD to participate in the CHDO program. DHCD's Office of Program Monitoring continues to monitor CHDO reservation, commitment, and expenditure information in IDIS.

## **PROGRAMS AND ACTIVITIES TO FOSTER FOR COMMUNITY DEVELOPMENT:**

---

Activities to support the goals of neighborhood revitalization:

Neighborhood Based Activities: DHCD strategically invests funds through housing development and community-based organizations to support the creation of economic opportunity and affordable housing preservation and development for its low-to-moderate income residents. DHCD provides an array of CDBG-eligible neighborhood based activities depending on community need and the capacity of the community organizations.

Neighborhood revitalization activities are carried out through non-profit organizations working in the communities they have committed to serve. These activities include: commercial corridor and small business technical assistance, façade improvement, housing counseling, support for tenants subject to expiring federal subsidies, crime prevention and predevelopment support for affordable housing

Underlying its housing programs is a support network of community-based housing counseling organizations that provide residents with counseling services, assistance in applying for DHCD programs, housing location services and homeowner training. Special initiatives, such as pro-active counseling and assistance for tenants subject to expiring federal subsidies, are undertaken to match annual program response to emerging needs.

### **Activities to Support Community and Commercial Development**

Major activities in economic and commercial development for the District are managed by the Office of the Deputy Mayor for Planning and Economic Development. DHCD's strategy for economic and commercial development is a supportive neighborhood-based model, coordinating with locally-funded government programs of the Deputy Mayor such as ReStore DC and Main Streets to supplement DHCD's housing development activity in a specific area.

Micro Loan Program (Administered by H Street CDC for DHCD) - This program has provided financial and technical assistance to new and existing businesses in economically depressed areas on a city-wide basis. The micro loans have had a \$25,000 maximum loan amount. The program was completed in FY 2005, and will not be active in FY 2006.

Economic Development Program (Section 108 Loan Repayments) – Section 108 loans are made for economic development and job generating projects.

Urban Renewal and Community Development Property Management: DHCD provides property management services, rent collection, and limited maintenance for properties owned by the Department. In addition, DHCD provides oversight of the National Capitol

Revitalization Corporation (NCRC) in its management of Redevelopment Land Agency (RLA) properties.

*Community Development Planning Contracts and Program Development Studies:* This activity provides funding for technical consultant services such as land use planning, project feasibility studies, and environmental studies.

---

## **PROGRAMS/ACTIVITIES FOR HOMELESS PREVENTION AND SUPPORT**

---

The Emergency Shelter Grant (ESG) funds are administered by DHCD. The program activities are managed by the Community Partnership for the Prevention of Homelessness, a nonprofit entity that is under contract with the District to provide day-to-day management of the District's homeless services. The funds are distributed to sub-grantees to support services and facilities within the Continuum of Care for homeless persons. Services and facilities funded by ESG include prevention, shelter operating costs, and shelter renovations.

- *Prevention/Emergency Assistance Grants for Families and Adults:* In partnership with the D.C. Emergency Assistance Fund, a project partly funded by the city and managed by the Foundation for the National Capital region, and working with Family Support Collaboratives located across the city that are funded through the District's Child and Family Services Agency, the Community Partnership makes emergency homeless prevention grants available for families and single adults. In a typical year, 223 families and 77 single adults receive assistance. The funds are used to prevent the imminent eviction of families and single adults from their residences by paying for up to three months rent and/or utilities combined with case management support offered by a citywide network of community-based agencies.
- *Essential Services/Shelter Operations:* Grant funding has been used to lease a 45-unit apartment building in Columbia Heights, to provide emergency and transitional housing to homeless families. While housed in the building, families are assessed and appropriate services are arranged for them. Caseworkers also work with the parents to assist them in identifying employment and housing.
- *Rehabilitation and Renovation:* The Community Partnership uses rehabilitation funds to expand and improve emergency shelter capacity. ESG funds will be used on an ongoing basis to support high priority shelter needs as identified by the Mayor in the District's 10-year plan to end homelessness.

## APPENDIX D TARGET AREA MAP AND CENSUS TRACTS BY ETHNICITY

### *CDBG-Eligible Census Tracts with Minority Concentration Data*

Census Tract	Total Population	White	Black/African American	American Indian/Alaskan Native	Asian	Native Hawaiian/ Other Pacific Islander	Some Other Race	Two or More Races	*Hispanic/ Latino	Ward
18.03	3,066	381	2,146	7	49	1	351	131	646	4
18.04	4,156	322	2,995	4	35	4	630	166	1,003	4
20.01	2435	538	1,510	11	34	2	247	93	496	4
21.01	5,233	253	4,241	16	45	5	488	185	812	4
25.02	5486	630	3,087	25	39	3	1422	280	2130	4
27.01	5,742	2,184	1,737	37	403	3	969	409	1,628	1
28.01	3629	536	1,842	26	81	5	873	266	1414	1
28.02	4,700	973	1,524	38	337	11	1,527	290	2,398	1
29.00	4189	509	2,285	27	48	0	1016	304	1610	1
30.00	2,829	373	1,930	5	27	0	422	72	663	1
31.00	2755	334	1,839	11	17	5	467	82	824	1
32.00	4,480	249	3,676	27	9	0	377	142	670	1
34.00	4249	153	3,903	9	31	0	50	103	129	1
35.00	3,498	156	2,936	9	34	1	212	150	371	1
36.00	3915	517	2,427	15	124	0	632	200	924	1
37.00	4,990	979	2,839	26	101	4	862	179	1,629	1
46.00	2997	103	2,713	15	39	1	76	50	144	5
47.00	4,382	125	4,034	15	115	1	29	63	49	2
48.01	1876	219	1,448	9	74	0	81	45	176	2
48.02	2,853	209	2,172	9	333	0	94	36	174	2
49.02	2286	610	1,373	24	52	0	178	49	610	2
50.00	7,278	2,746	2,693	29	398	2	1,013	397	2,145	2
52.01	4559	2685	1,058	28	322	10	286	170	588	2
52.02	760	325	163	3	154	0	67	48	140	2
54.02	1	0	0	0	1	0	0	0	0	2
57.01	4,361	3,246	311	7	653	12	54	78	201	2
59.00	1856	170	1,522	5	59	1	31	68	75	6
60.02	608	7	586	6	2	0	0	7	8	6
62.02	12	7	5	0	0	0	0	0	0	2
64.00	2240	79	2034	11	45	0	30	41	60	2
68.01	1997	111	1,847	3	8	0	6	22	20	6
68.04	2628	221	2280	2	20	0	64	41	122	6
71.00	2818	241	2,417	9	57	1	46	47	82	6
72.00	1825	60	1732	4	7	2	4	16	22	6
73.02	3261	63	3,123	3	10	0	23	39	42	8
73.04	4665	40	4564	17	6	0	1	37	20	8
73.08	377	25	321	3	2	0	17	9	42	8
74.01	2996	14	2943	1	0	0	12	26	27	8
74.03	2308	10	2,262	6	1	0	10	19	14	8
74.04	3314	22	3267	3	0	0	1	21	30	8
74.06	3227	5	3,208	5	0	0	1	8	22	8
74.07	2373	29	2305	10	8	1	4	16	25	8
74.08	2166	3	2,146	0	0	0	0	17	10	8
74.09	3444	9	3390	0	1	0	16	28	33	8

# APPENDIX D

## CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT – 2004, WASHINGTON, DC

Census Tract	Total Population	White	Black/African American	American Indian/Alaskan Native	Asian	Native Hawaiian/ Other Pacific Islander	Some Other Race	Two or More Races	*Hispanic/Latino	Ward
75.02	4221	42	4,101	3	8	0	5	62	34	8
75.03	2515	28	2445	3	5	1	4	29	26	8
75.04	2358	21	2,296	4	13	0	3	21	21	8
76.01	4572	118	4378	9	3	0	29	35	57	8
76.03	4255	276	3,858	9	21	0	23	68	52	7
76.04	3764	138	3555	10	13	0	19	29	22	7
76.05	3721	48	3,591	8	16	0	0	58	30	7
77.03	4615	39	4439	12	7	3	66	49	104	7
77.07	3796	23	3,708	11	8	0	1	45	15	7
77.08	2706	16	2660	5	2	0	1	22	7	7
77.09	1979	29	1,898	8	9	0	7	28	35	7
78.03	3092	33	3014	3	5	0	10	27	32	7
78.04	3390	21	3,326	5	5	0	4	29	19	7
78.06	2133	9	2093	9	4	0	2	16	13	7
78.07	1911	8	1,863	4	5	0	9	22	23	7
78.08	4012	22	3941	7	4	0	10	28	29	7
78.09	2667	34	2,592	4	2	0	13	22	31	7
79.01	3680	29	3573	6	12	1	29	30	52	6
84.02	1506	55	1,379	5	8	0	27	32	39	6
87.02	1916	49	1748	19	5	0	55	40	71	5
88.02	4160	55	4,010	13	9	0	14	59	57	5
88.03	1918	656	1132	8	47	2	12	61	87	5
88.04	2277	5	2,220	11	9	1	3	28	11	5
89.03	2396	20	2321	5	13	0	12	25	35	5
89.04	3248	31	3,152	16	1	0	19	29	35	5
89.05	2	0	0	0	2	0	0	0	0	5
90.00	2263	13	2,195	7	3	1	10	34	27	5
91.02	4400	34	4257	12	10	8	24	55	67	5
92.01	1381	276	1,004	2	20	0	43	36	73	5
92.03	2861	63	2675	15	19	0	37	52	74	5
92.04	2322	41	2,190	7	8	0	59	17	101	5
95.01	5264	1838	3130	15	111	1	97	72	197	5
95.05	2671	71	2,503	3	8	0	35	51	62	4
96.02	3106	10	3046	9	5	3	13	20	31	7
96.03	3230	13	3,158	8	9	2	2	38	29	7
96.04	1982	13	1940	7	1	0	8	13	17	7
97.00	2309	3	2,281	1	2	0	2	20	2	8
98.01	2091	1	2051	6	10	0	13	10	16	8
98.02	1806	6	1,776	2	3	0	0	19	7	8
98.03	2236	25	2164	3	5	0	12	27	20	8
98.04	2566	15	2,510	5	3	0	10	23	22	8
98.06	5948	45	5815	14	11	2	13	48	29	8
98.07	3238	54	3,136	1	16	4	0	27	28	8
98.08	2468	21	2407	5	4	1	4	26	22	8
98.09	723	107	593	6	5	0	9	3	14	8
99.03	2081	6	2041	8	1	0	1	24	12	7
99.04	1863	18	1,819	6	0	2	0	18	17	7
99.05	2670	14	2631	0	4	0	2	19	9	7
99.06	1550	10	1,516	1	3	1	3	16	12	7
99.07	3037	23	2990	1	2	1	10	10	25	7